



CITY OF FITCHBURG  
**PLANNING BOARD**  
301 BROAD STREET  
FITCHBURG, MASSACHUSETTS 01420

(978) 829-1891  
PHONE  
(978) 345-9687  
FAX

## Planning Board Meeting Agenda

MEETING DATE: Tuesday, January 19, 2016  
MEETING TIME: 6:00 p.m.  
MEETING PLACE: **Fitchburg Fire Headquarters  
Community Room (Lower Level)  
33 North Street**

**[ NOTE: NEW LOCATION ]**

- I. CALL MEETING TO ORDER
- II. MINUTES
- III. APPROVAL NOT REQUIRED PLANS
  - Bouchard, Lunenburg St.
- IV. MINOR SITE PLAN REVIEW
  - Dufour, 688 John Fitch Hwy., “Auto Shower” - two additional bays (rev. plan)
  - Superior Car Rental, 265 Summer St. – re-use of Midas Muffler (rear)
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- V. PUBLIC HEARINGS
  - (1) Special Permit - Pappas, 306 Summer St. mixed-use (commercial & apartment)  
(*postponed from 12/15/15*)
  - (2) Special Permit - Beacon Central, LLC (Jeffrey Benoit), 17 Sheridan St., re-establish three family dwelling
  - (3) Special Permit (relief from driveway dimensional requirements) & Site Plan Review (continued) - South Coast Development, LLC, 487 Princeton Rd., convenience store, fast food restaurant w/ gas pumps
  - (4) Proposed Zoning Ordinance Amendment - West Fitchburg Overlay District
- VI. OTHER BUSINESS
  - City Council petitions:
    - Fitchburg Municipal Airport avigation easement
    - Special Permit - reuse as 3-family, 76-78 Nashua St.
    - Special Permit - reuse residential/business, 196-198 Water St.
  - Community Health Connections – Special Permit #2010-
  - Amendment of Special Permit #2005-19, 301 South St. - condominiums ?
  - Krikorian, concept plan, 10 Main St. - Harper Furniture
  - South & Electric - “Safe Routes to School” improvements
  - Royal Fuel, 880 Water St. - conversion of garage bays to retail
- VIII. ADJOURN (*Planning Board will adjourn meeting by 10:00 p.m.*)